

## CHAPTER 14.32A

### MOBILE AND MANUFACTURED HOME PLACEMENT AND STANDARDS

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#### ARTICLE I. GENERAL PROVISIONS

##### **14.32A.100 Title.**

This chapter may be cited as the “County Manufactured Home Placement Code.”

##### **14.32A.110 Purpose.**

The Board of County Commissioners finds it necessary to establish standards and procedures for installing Manufactured Homes in the county for the following purposes:

1. To preserve the life, safety, health and welfare of the general public, which shall not be construed to protect or benefit any specific person or class of persons;
2. To ensure that the appropriate water and sewage disposal systems are available prior to issuance of a manufactured home placement permit, and that they are properly installed prior to human occupancy of a Manufactured Home;
3. To provide a reasonable degree of protection for Manufactured Homes and Mobile Homes placed in the unincorporated areas of Clark County, when damage from winds, earth movements, flooding and other such disasters could cause them to overturn or become a safety hazard; and
4. To make county codes consistent with other national, state, and local regulations.

**14.32A.120 Definitions.**

The following definitions shall apply for interpretation, administration and enforcement of this Chapter.

1. “Applicant(s)” means a Manufactured Home owner, Manufactured Home occupant, and/or landowner of the Lot or Space where the Manufactured Home is to be placed.

2. “Approved Access” means issuance of a road approach permit and construction of such access in conformance with state, city or county road standards.

3. “Available Water or Sewers” means ready, convenient and obtainable connection to water and/or sewage disposal systems, whether public, community or private on-site systems.

4. “Board” means the Board of County Commissioners of Clark County.

5. “Building Official” means the officer or other designated authority charged with the administration and enforcement of this Chapter, or the Building Official’s duly authorized representative.

6. “Department” means the Clark County Department of Community Development.

7. “Director” means the Director of the Department or the Director’s designee.

8. “Insignia” means a label, stamp or tag issued by the Washington State Department of Labor and Industries (DLI) indicating the structure, alteration, or component bearing the Insignia complies with Washington Administrative Code 296-150M, or a label, stamp or tag issued by the U.S. Department of Housing and Urban Development (HUD) indicating compliance with 42 U.S.C., § 5401, *et. seq* and any related C.F.R.’s, as now enacted or hereafter amended.

9. “Installer” means a person who is in the business of installing Manufactured Homes who has been issued a certificate by the State of Washington under Washington Administrative Code 296-150M, as hereafter amended.

10. “Lot” means a parcel of land, the boundaries of which are described in the records of the Clark County Auditor.

11. “Manufactured Home,” means a single-family dwelling built after June 15, 1976, in accordance with the U.S. Department of Housing and Urban Development (HUD) Manufactured Home Construction and Safety Standards Act, as hereafter amended, which bears the appropriate Insignia indicating such compliance. For the purposes of this Chapter, the term “Manufactured Home” shall also include “Mobile Home.”

12. “Mobile Home” means a single-family residence transportable in one or more sections which, in traveling mode, are eight (8) feet or more in width or thirty-two (32) feet or

1 more in length, or, when erected on site, is three hundred twenty (320) or more Square Feet, and  
2 built on a permanent chassis, designed to be used as a dwelling with or without permanent  
3 foundation when connected to required utilities, and includes the plumbing, heating, air  
4 conditioning, and electrical systems contained therein, and constructed before June 15, 1976.  
5 For the purposes of installation and placement standards as required by this Chapter, the term  
6 “Manufactured Home” shall include “Mobile Home.”  
7

8 13. “Mobile Home Park” means a Lot with two or more Spaces for lease or rent for  
9 Manufactured Homes.  
10

11 14. “Occupancy” means any human use of a Manufactured Home, whether permanent  
12 or incidental.  
13

14 15. “Permanent Installation” means all on-site work necessary for the placement and  
15 installation of a Manufactured Home, and requires approved connections to all appropriate  
16 utilities, including but not limited to plumbing, heating, air conditioning and electrical systems.  
17

18 16. “Person” means any individual, association, firm, partnership, corporation or other  
19 entity.  
20

21 17. “Placement Permit” means a permit issued by the Department for Permanent  
22 Installation of a Manufactured Home in the unincorporated areas of Clark County.  
23

24 18. “Recreational Park Trailer” shall have the same meaning as that term is defined in  
25 Washington Administrative Code 296-150P, as hereafter amended. For the purposes of this  
26 Chapter, any reference to the term “Recreational Vehicle ” shall include the term “Recreational  
27 Park Trailer.”  
28

29 19. “Recreational Vehicle” shall have the same meaning as that term is defined in  
30 Washington Administrative Code 296-150R, as hereafter amended. For the purposes of this  
31 Chapter, the term shall include travel trailers, folding camping trailers, truck campers, motor  
32 homes, multi-use vehicles designed for temporary occupancy as herein defined, and Park  
33 Trailers.  
34

35 20. “Recreational Vehicle Park” means a Lot with two or more sites for lease or rent, to  
36 the extent such Lot has been approved in conformance with applicable sections under CCC Title  
37 40, as now enacted or as hereafter amended.  
38

39 21. “Road” means a dedicated or publicly maintained road or road right-of-way, or a  
40 private road right-of-way or easement providing access to three or more Lots or dwellings.  
41

42 22. “Sewage disposal system” means the service and connection lines of a sanitary  
43 sewer system, or an on-site (septic) sewage disposal system approved pursuant to Washington  
44 Administrative Code 246-272, including septic tank, septic drainfield, drainfield replacement  
45 area, and any components thereof.  
46

23. "Space" means the area identified for placement and permanent installation of a Manufactured Home within an approved Mobile Home Park.

24. "Square Feet" Shall mean a calculation based on the structure's exterior dimensions, measured at the largest horizontal projections when erected on site, including all expandable rooms and other projections containing interior space.

25. "Structural Addition" means any appurtenance or structural modification to a Manufactured Home that was not part of the original factory built component(s).

26. "Temporary Occupancy" means human habitation of a structure not to be used for such purpose upon a single site for more than 30 consecutive days, or 60 total days in a calendar year, whichever is less.

27. "Water system" means service and connection lines of a public or community potable water system, or an on-site well that conforms to the requirements of Washington Administrative Code 246-290, or the Washington State Department of Health Guidelines for Determining Water Availability for New Buildings, as now enacted or as hereafter amended.

#### **14.32A.130 Applicability.**

1. Washington Administrative Code, Section 296-150M, as now or hereafter amended, and the accompanying referenced CFR's and RCW's are incorporated by reference into this Chapter.

2. Regardless of the provisions herein, the Clark County Dangerous Building Code, codified at CCC Chapter 14.14A, as now enacted or hereafter amended, shall apply to all structures, additions, and alterations governed by this Chapter.

3. This Chapter is not retroactive. All Manufactured Homes installed in Clark County before the effective date of this Chapter which do not comply with the requirements set forth in this Chapter are deemed to be nonconforming. Nonconforming Manufactured Homes will be allowed to remain at their existing locations without complying with the Placement Standards enumerated herein, subject to the provisions of Section 4 below.

4. Each person proposing to move a Manufactured Home, including a nonconforming Manufactured Home, to a new location, including a new location on the same Lot, if site footing locations will be different than the original location, must first obtain a Placement Permit. All such Manufactured Homes shall be made to comply with all requirements of this Chapter prior to their establishment, occupancy, or use on the new site.

#### **14.32A.140 Exemptions.**

The following are exempt from the requirements of this Chapter:

1           1.    Manufactured Homes placed on sales lots exclusively for the purposes of sale,  
2 provided the unit remains unoccupied and the sales activity is consistent with applicable  
3 ordinances and codes;

4  
5           2.    Recreational Vehicles, when used as temporary dwellings pursuant to CCC Chapter  
6 40.260, provided that any such Recreational Vehicles are connected to an available and approved  
7 sewage disposal and water system;

8  
9           3.    Recreational Vehicles and Recreational Park Trailers, when placed in an approved  
10 Recreational Vehicle Park that is in conformance with CCC Title 40, as now enacted or as  
11 hereafter amended; and

12  
13           4.    Manufactured Homes legally installed, placed, or existing prior to the effective date  
14 of this Chapter, as described in 14.32A.130(3), above.

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16 **14.32A.150   Special Requirements.**

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18           1.    The underside of Manufactured Homes, located in those areas designated as  
19 wildland urban interface/intermix under CCC Chapter 15.13, shall be entirely enclosed with  
20 nonporous skirting consisting of metal, a minimum of one-half (1/2) inch plywood, or other pre-  
21 approved material.

22  
23           2.    Any Placement Permit shall be processed in accordance with the requirements of  
24 CCC Chapter 40.420, as may be amended, if application requests placement within a floodplain  
25 district.

26  
27 **14.32A.160   Severability.**

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29 If any section, subsection or other portion of this Chapter is for any reason held invalid or  
30 unconstitutional by any court of competent jurisdiction, such section, subsection or portion  
31 thereof shall be deemed a separate provision of this Chapter and such holding shall not affect the  
32 validity of the remaining portions of this Chapter.

33  
34 **14.32A.170   Hardships.**

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36           1.    Any person may be exempt from the Placement Standards set forth herein where a  
37 Manufactured Home is to be used as a temporary dwelling and the person submits an application  
38 and receives an exemption as provided in Clark County Code Chapter 40.260.210, as now  
39 enacted or hereafter amended.

40  
41           2.    Regardless of any exemption allowed, any structure exempt from Placement  
42 Standards shall nonetheless comply with all applicable state laws, and shall be subject to  
43 enforcement under the provisions of the Clark County Dangerous Building Code, CCC Chapter  
44 14.14A, as now enacted and hereafter amended.

## ARTICLE II. PLACEMENT STANDARDS

### 14.32A.200 Application.

Any person seeking to place a Manufactured Home shall submit an application to the Department. Each application shall include the following:

1. Name, address and daytime telephone number of the Applicant;
2. Name, address and daytime telephone number of the property owner, if different from the Applicant;
3. Project development site address;
4. Assessor's parcel number and location of the project site by section, township, range, donation land claim, subdivision name, Lot and block, or by Mobile Home Park and Space number;
5. Description of the Manufactured Home (*e.g.*, manufacturer, size, number of bedrooms, year of manufacture, serial number and make of unit);
6. Vicinity sketch showing site location in relation to the road system;
7. Site plan, either drawn to scale or showing the dimensions of each item herein specified, indicating the location of Lot boundaries, Mobile Home Park Space perimeters, community or public sewage disposal system, sewer lines, or all components of the on-site sewage disposal system, drainfield and drainfield replacement area, the location of the proposed Manufactured Home, and any accessory buildings, driveways, fences and other improvements existing or proposed for the site;
8. Proof of any available water and sewage disposal system(s), or approval for connection to a sanitary sewer service from the purveyor of such service;
9. Proof that potable water is available on or to the property;
10. For Mobile Homes constructed prior to June 15, 1976, proof of a current Insignia for an approved fire and life safety inspection approval from the Washington State Department of Labor and Industries, or U.S. Department of Housing and Urban Development.
11. The name, registration number and telephone number of the certified Manufactured Home Installer. The Installer's registration card must be presented to the Department before permit issuance.
12. Proof of driveway access approval, or, if access is from a private road, proof that such road conforms to the requirements of the Clark County Code in effect at the time of application; and

13. Signature of the Applicant.

**14.32A.210 Administration – Application approval.**

1. The Director or designee shall administer the provisions of this Chapter.

2. A complete application shall be submitted to the Department on such forms supplied by the Department and forms as may be required by the Director.

3. Each application shall be reviewed by the Department to determine that placement of a Manufactured Home is consistent with applicable health, safety and other regulations. If the proposed placement is consistent, the placement permit shall be issued following payment of all applicable fees.

**14.32A.220 Standards.**

Each Manufactured Home placed in unincorporated Clark County after the effective date of the ordinance codified in this Chapter shall comply with the following standards:

1. Only one Manufactured Home shall be allowed on a Lot or space, except as provided in CCC Chapter 40.260.

2. Each Manufactured Home shall have an Insignia of approval from the Washington State Department of Labor and Industries.

3. Installation and placement of each Manufactured Home shall comply with the requirements of Washington Administrative Code 296-150M as applicable, this Clark County Code Chapter, and any other applicable regulations, provided that to the extent this Chapter and the Washington Administrative Code may be or become in conflict, this Chapter shall control.

4. Each Manufactured Home shall connect to an available, approved and operable potable water system prior to occupancy, and shall remain connected and operable as long as occupied.

5. Any driveway shall be subject to verified access approval from the Washington State Department of Transportation, Clark County Public Works Department, and/or the Vancouver and Clark County Fire Marshal/Fire Life Safety Coordinator, as applicable under existing laws and codes.

6. Prior to occupancy or any other use, a Manufactured Home shall receive final inspection approval from the Department.

**14.32A.230 Additions, Alterations, and Modifications.**

Additions, alterations, modifications, and repairs to a Manufactured Home shall be in accordance with the following criteria:

1           1. Any proposed structural addition or alteration to a Manufactured Home requires  
2 building permit approval from both the Washington state Department of Labor and Industries  
3 and the Department prior to construction of the addition. Construction plans shall be submitted  
4 in conformance with CCC Chapter 14 and Washington Administrative Code 296-150M. Any  
5 addition shall comply with all permit requirements, and must receive final inspection approval  
6 prior to occupancy. Final inspection shall not be granted until Alteration Insignias are affixed by  
7 the Washington Department of Labor and Industries, to the extent required by existing state law.

8  
9           2. Any proposed addition not structurally attached to a Manufactured Home, including  
10 but not limited to decks, stairs, ramps, carports, and walkways, shall be treated in all respects as  
11 activities governed by CCC Chapter 14.04, and the applicable sections of the Uniform Building  
12 Code. Construction shall not commence until the appropriate permits are obtained and  
13 applicants must receive final inspection approval prior to occupancy or use of that unattached  
14 structure, if otherwise required under the Clark County Code.

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16 **14.32A.240 Fees.**

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18           Fees for Manufactured Home placement permits shall be as established from time to time  
19 by resolution by the Board in CCC Section 6.140.030. Fees for permits for additions shall be as  
20 established under CCC Chapter 14.

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22 **14.32A.250 Appeals.**

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24           Any person aggrieved by the issuance or denial of a permit or application for exemption  
25 under this Chapter may appeal such action to the hearing examiner appointed pursuant to CCC  
26 2.51 as may be amended, in conformance with the procedures established in CCC 32.08.040  
27 through 32.08.080. In addition, each notice of appeal must clearly and succinctly state the basis  
28 or reason for appeal.

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30 **14.32A.260 Violations and penalties.**

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32           It is a civil infraction for any person to violate this Chapter or assist in the violation of  
33 this Chapter, and could be deemed a criminal violation under the existing provisions of CCC  
34 Chapter 32. All violations are subject to the provisions of CCC Chapter 32, and is hereby  
35 deemed a public nuisance. Each day a violation continues to exist is a separate violation.  
36 Payment of any penalty imposed for a violation, or a voluntary waiver of penalty by the Director,  
37 does not relieve the person violating a provision herein from the duty to comply with this  
38 Chapter.

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40 **14.32A.270 Revocation.**

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42           In addition to any fines or penalties proscribed herein, the Building Official may, in  
43 writing, revoke any permit or hardship exemption issued hereunder, wherever such was issued  
44 upon false, misleading, omitted, or incorrect information supplied by the Applicant, or whenever  
45 issued in violation of state or local laws.